

149.0

0004

0012.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
997,500 / 997,500

USE VALUE:

997,500 / 997,500

ASSESSED:

997,500 / 997,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
289		GRAY ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LEHMANN BERTRAM	
Owner 2: SOSA DANIELA	
Owner 3:	

Street 1: 289 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: VON MEHREN KATHARINE -

Owner 2: -

Street 1: 289 GRAY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,916 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Asbestos Exterior and 2368 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4916		Sq. Ft.	Site		0	80.	1.15	9									453,983						454,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4916.000	543,500		454,000	997,500			98245
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/15/08		

PREVIOUS ASSESSMENT								Parcel ID	149.0-0004-0012.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	405,800	0	4,916.	454,000	859,800	859,800	Year End Roll	12/18/2019
2019	101	FV	303,500	0	4,916.	425,600	729,100	729,100	Year End Roll	1/3/2019
2018	101	FV	303,500	0	4,916.	351,800	655,300	655,300	Year End Roll	12/20/2017
2017	101	FV	303,500	0	4,916.	323,500	627,000	627,000	Year End Roll	1/3/2017
2016	101	FV	303,500	0	4,916.	295,100	598,600	598,600	Year End	1/4/2016
2015	101	FV	286,900	0	4,916.	289,400	576,300	576,300	Year End Roll	12/11/2014
2014	101	FV	286,900	0	4,916.	269,000	555,900	555,900	Year End Roll	12/16/2013
2013	101	FV	286,900	0	4,916.	255,900	542,800	542,800		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VON MEHREN KATH	1544-147	1	5/31/2019		1,120,000	No	No		
DONAHOE BARBARA	1145-73		8/25/1995		205,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/7/2020	751	Redo Bat	31,535	C					8/14/2019	SQ Returned	MM	Mary M
11/4/2008	1384	Addition	324,424			G10	GR FY10	DEMO REAR PORCH, B	6/22/2009	Info Fm Prmt	BR	B Rossignol
5/24/1993	197		8,000					6X8 ADD TO REAR	11/15/2008	Meas/Inspect	197	PATRIOT
									11/18/1999	Measured	263	PATRIOT
									1/1/1982		MS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

